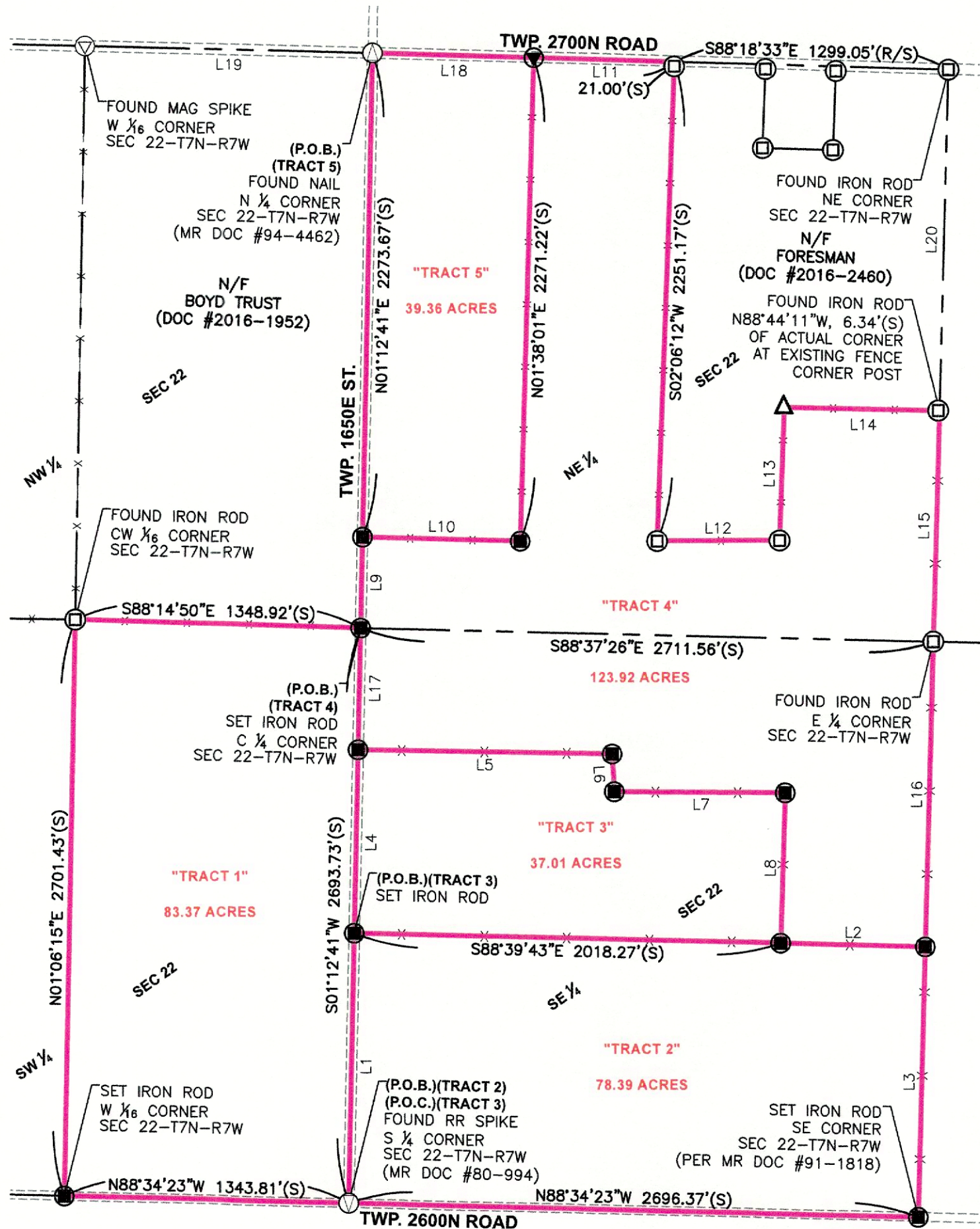


FIVE TRACTS OF LAND BEING PARTS OF THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF
SECTION 22, TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN,
HANCOCK COUNTY, ILLINOIS

LEGEND	
N/F NOW OR FORMERLY	
—X— EXISTING FENCE LINE	
⊠ FOUND IRON ROD	
⊙ FOUND RAILROAD SPIKE	
⊙ FOUND MAG SPIKE	
⊙ FOUND NAIL	
△ FOUND STONE	
⊙ SET MAG SPIKE	
⊙ SET (1/2"x24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"	

LINE	BEARING	DISTANCE
L1	N01°12'41"E	1262.99'
L2	S88°27'26"E	685.22'
L3	S01°32'03"W	1264.72'
L4	N01°12'41"E	860.40'
L5	S89°01'18"E	1202.21'
L6	S03°22'18"E	176.66'
L7	S89°37'04"E	808.18'
L8	S01°42'35"W	705.38'
L9	N01°12'41"E	425.28'
L10	S88°29'28"E	746.06'
L11	S88°18'33"E	664.40'
L12	N89°49'20"E	581.09'
L13	N01°57'18"E	626.87'
L14	S88°44'11"E	736.27'
L15	S01°31'25"W	1084.15'
L16	S01°32'03"W	1431.39'
L17	N01°12'41"E	570.34'
L18	S88°18'33"E	762.83'
L19	N88°35'23"W	1358.91'
L20	N01°31'25"E	1599.82'



CLIENT:

WILLIAM H. LIONBERGER, PROPERTY
C/O ALBERT ANCELET
ATTORNEY AT LAW
55 S. ADAMS ST.
CARTHAGE, IL 62321



SURVEYOR'S CERTIFICATION:

TO: WILLIAM H. LIONBERGER, PROPERTY

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094

PROJECT NO: 2023-140

ROYCE P. JONES,
IL. PROFESSIONAL LAND SURVEYOR NO. 035-003844

DATED: JUNE 27, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

JONES SURVEYING & ENGINEERING CORP.

246 BOWER ROAD 103 EAST BROADWAY
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LICENSED IN ILLINOIS, IDVA, MISSOURI, & INDIANA
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DRAWN BY: RPJ

CHK BY: RPJ/BMP

06.27.2023

Job Number

2023-140

Sheet Number

1 OF 2

FIVE TRACTS OF LAND BEING PARTS OF THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF
SECTION 22, TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN,
HANCOCK COUNTY, ILLINOIS

LAND DESCRIPTION: (TRACT 1)

A TRACT OF LAND BEING THE EAST HALF OF THE SOUTHWEST QUARTER OF
SECTION 22, TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL
MERIDIAN, HANCOCK COUNTY, ILLINOIS.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 83.37 ACRES IS BASED
UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING
AND ENGINEERING CORPORATION, DURING THE MONTH OF JUNE, 2023 AND IS
SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR
PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF
ANY.

LAND DESCRIPTION: (TRACT 2)

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN,
HANCOCK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS.

BEGINNING AT A FOUND RAILROAD SPIKE MARKING THE SOUTH QUARTER
CORNER OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF SAID
QUARTER, NORTH 01 DEGREES 12 MINUTES 41 SECONDS EAST, 1262.99 FEET
TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, TO AND ALONG AN
EXISTING FENCE LINE, SOUTH 88 DEGREES 39 MINUTES 43 SECONDS EAST,
2018.27 FEET TO A SET IRON ROD; THENCE SOUTH 88 DEGREES 27 MINUTES
26 SECONDS EAST, 685.22 FEET TO A SET IRON ROD ON THE EAST LINE OF
SAID QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 32
MINUTES 03 SECONDS WEST, 1264.72 FEET TO A SET IRON ROD MARKING THE
SOUTHEAST CORNER OF SAID SECTION 22; THENCE LEAVING SAID EAST LINE,
ALONG THE SOUTH LINE OF SAID QUARTER, NORTH 88 DEGREES 34 MINUTES
23 SECONDS WEST, 2696.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 78.39 ACRES IS BASED
UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING
AND ENGINEERING CORPORATION, DURING THE MONTH OF JUNE, 2023 AND IS
SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR
PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF
ANY.

LAND DESCRIPTION: (TRACT 3)

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN,
HANCOCK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS.

COMMENCING AT A FOUND RAILROAD SPIKE MARKING THE SOUTH QUARTER
CORNER OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF SAID
QUARTER, NORTH 01 DEGREES 12 MINUTES 41 SECONDS EAST, 1262.99 FEET
TO A SET IRON ROD MARKING THE POINT OF BEGINNING OF THE TRACT OF
LAND HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE,
NORTH 01 DEGREES 12 MINUTES 41 SECONDS EAST, 860.40 FEET TO A SET
IRON ROD; THENCE LEAVING SAID WEST LINE, TO AND ALONG AN EXISTING
FENCE LINE, SOUTH 89 DEGREES 01 MINUTES 18 SECONDS EAST, 1202.21 FEET
TO A SET IRON ROD; THENCE SOUTH 03 DEGREES 22 MINUTES 18 SECONDS
EAST, 176.66 FEET TO A SET IRON ROD; THENCE SOUTH 89 DEGREES 37
MINUTES 04 SECONDS EAST, 808.18 FEET TO A SET IRON ROD; THENCE SOUTH
01 DEGREES 42 MINUTES 35 SECONDS WEST, 705.38 FEET TO A SET IRON
ROD; THENCE NORTH 88 DEGREES 39 MINUTES 43 SECONDS WEST, 2018.27
FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 37.01 ACRES IS BASED
UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING
AND ENGINEERING CORPORATION, DURING THE MONTH OF JUNE, 2023 AND IS
SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR
PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF
ANY.

LAND DESCRIPTION: (TRACT 4)

A TRACT OF LAND BEING PARTS OF THE NORTHEAST AND SOUTHEAST
QUARTERS OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE
FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A SET IRON ROD MARKING THE CENTER OF SAID SECTION 22;
THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 01
DEGREES 12 MINUTES 41 SECONDS EAST, 425.28 FEET TO A SET IRON ROD;
THENCE LEAVING SAID WEST LINE, TO AND ALONG AN EXISTING FENCE LINE,
SOUTH 88 DEGREES 29 MINUTES 28 SECONDS EAST, 746.06 FEET TO A SET
IRON ROD; THENCE NORTH 01 DEGREES 38 MINUTES 01 SECONDS EAST,
2271.22 FEET TO A SET MAG SPIKE ON THE NORTH LINE OF SAID NORTHEAST
QUARTER; THENCE ALONG SAID NORTH LINE, SOUTH 88 DEGREES 18 MINUTES
33 SECONDS EAST, 664.40 FEET; THENCE LEAVING SAID NORTH LINE, TO AND
ALONG AN EXISTING FENCE LINE, SOUTH 02 DEGREES 06 MINUTES 12 SECONDS
WEST, 2251.17 FEET TO A FOUND IRON ROD; THENCE NORTH 89 DEGREES 49
MINUTES 20 SECONDS EAST, 581.09 FEET TO A FOUND IRON ROD; THENCE
NORTH 01 DEGREES 57 MINUTES 18 SECONDS EAST, 626.87 FEET TO A FOUND
STONE; THENCE SOUTH 88 DEGREES 44 MINUTES 11 SECONDS EAST, 736.27
FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID
EAST LINE, SOUTH 01 DEGREES 31 MINUTES 25 SECONDS WEST, 1084.15 FEET
TO A FOUND IRON ROD MARKING THE EAST QUARTER CORNER OF SAID
SECTION 22; THENCE LEAVING SAID EAST LINE, ALONG THE EAST LINE OF SAID
SOUTHEAST QUARTER, SOUTH 01 DEGREES 32 MINUTES 03 SECONDS WEST,
1431.39 FEET TO A SET IRON ROD; THENCE LEAVING SAID EAST LINE, TO AND
ALONG AN EXISTING FENCE LINE, NORTH 88 DEGREES 27 MINUTES 26 SECONDS
WEST, 685.22 FEET TO A SET IRON ROD; THENCE NORTH 01 DEGREES 42
MINUTES 35 SECONDS EAST, 705.38 FEET TO A SET IRON ROD; THENCE NORTH
89 DEGREES 37 MINUTES 04 SECONDS WEST, 808.18 FEET TO A SET IRON
ROD; THENCE NORTH 03 DEGREES 22 MINUTES 18 SECONDS WEST, 176.66
FEET TO A SET IRON ROD; THENCE NORTH 89 DEGREES 01 MINUTES 18
SECONDS WEST, 1202.21 FEET TO A SET IRON ROD ON THE WEST LINE OF SAID
SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE, NORTH 01 DEGREES 12
MINUTES 41 SECONDS EAST, 570.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 123.92 ACRES IS BASED
UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING
AND ENGINEERING CORPORATION, DURING THE MONTH OF JUNE, 2023 AND IS
SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR
PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF
ANY.

LAND DESCRIPTION: (TRACT 5)

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN,
HANCOCK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS.

BEGINNING AT A FOUND NAIL MARKING THE NORTH QUARTER CORNER OF SAID
SECTION 22; THENCE ALONG THE NORTH LINE OF SAID QUARTER, SOUTH 88
DEGREES 18 MINUTES 33 SECONDS EAST, 762.83 FEET TO A SET MAG SPIKE;
THENCE LEAVING SAID NORTH LINE, TO AND ALONG AN EXISTING FENCE LINE,
SOUTH 01 DEGREES 38 MINUTES 01 SECONDS WEST, 2271.22 FEET TO A SET
IRON ROD; THENCE NORTH 88 DEGREES 29 MINUTES 28 SECONDS WEST,
746.06 FEET TO A SET IRON ROD ON THE WEST LINE OF SAID QUARTER;
THENCE ALONG SAID WEST LINE, NORTH 01 DEGREES 12 MINUTES 41 SECONDS
EAST, 2273.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 39.36 ACRES IS BASED
UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING
AND ENGINEERING CORPORATION, DURING THE MONTH OF JUNE, 2023 AND IS
SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR
PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF
ANY.

CLIENT:

WILLIAM H. LIONBERGER, PROPERTY
C/O ALBERT ANCELET
ATTORNEY AT LAW
55 S. ADAMS ST.
CARTHAGE, IL 62321

GENERAL NOTES:

1. ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
2. FIELD WORK COMPLETED: JUNE 23, 2023.
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
4. BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
5. SOURCE OF RECORD TITLE: DEEDS RECORDED AS DOCUMENT NUMBERS 73-3954; 79-1158; 79-1164; AND 83-3470, ALL IN THE HANCOCK COUNTY, ILLINOIS, RECORDER'S OFFICE.



SURVEYOR'S CERTIFICATION:

JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO. 5094

PROJECT NO: 2023-140

ROYCE P. JONES,
IL. PROFESSIONAL LAND SURVEYOR NO. 035-003844

DATED: JUNE 27, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

JONES SURVEYING & ENGINEERING CORP.

246 BOWER ROAD 103 EAST BROADWAY
MACOMB, IL 61455 MONMOUTH, IL 61462
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LICENSED IN ILLINOIS, IDVA, MISSOURI, & INDIANA
www.thejonescorp.com



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CHK BY: RPJ/BMP

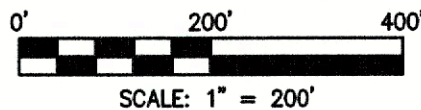
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Job Number

2023-140

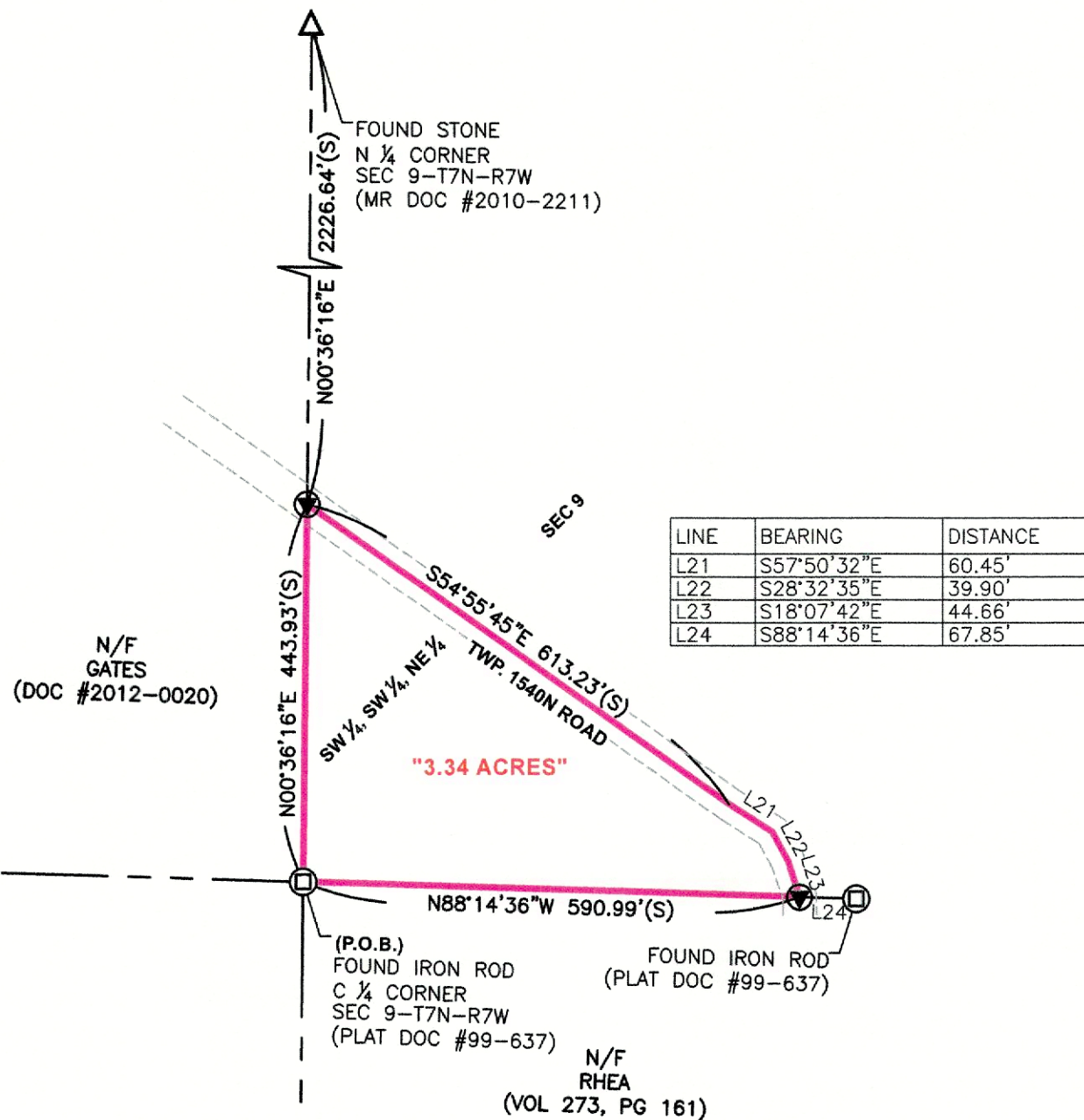
Sheet Number

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A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF
SECTION 9, TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN,
HANCOCK COUNTY, ILLINOIS

LEGEND	
N/F NOW OR FORMERLY	
—X— EXISTING FENCE LINE	
△ FOUND STONE	
□ FOUND IRON ROD	
● SET MAG SPIKE	
● SET (1/2"x24") IRON ROD W/ CAP STAMPED "JONES INC PDF 5094"	



LAND DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 7 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE CENTER OF SAID SECTION 9; THENCE ALONG THE WEST LINE OF SAID QUARTER, NORTH 00 DEGREES 36 MINUTES 16 SECONDS EAST, 443.93 FEET TO A SET MAG SPIKE ON THE EXISTING CENTERLINE OF TOWNSHIP 1540 NORTH ROAD; THENCE LEAVING SAID WEST LINE, ALONG SAID CENTERLINE, THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 54 DEGREES 55 MINUTES 45 SECONDS EAST, 613.23 FEET; THENCE SOUTH 57 DEGREES 50 MINUTES 32 SECONDS EAST, 60.45 FEET; THENCE SOUTH 28 DEGREES 32 MINUTES 35 SECONDS EAST, 39.90 FEET; THENCE SOUTH 18 DEGREES 07 MINUTES 42 SECONDS EAST, 44.66 FEET TO A SET MAG SPIKE ON THE SOUTH LINE OF SAID QUARTER; THENCE LEAVING SAID CENTERLINE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 14 MINUTES 36 SECONDS WEST, 590.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 3.34 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF JUNE, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

CLIENT:

WILLIAM H. LIONBERGER, PROPERTY
C/O ALBERT ANCELET
ATTORNEY AT LAW
55 S. ADAMS ST.
CARTHAGE, IL 62321

GENERAL NOTES:

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- FIELD WORK COMPLETED: JUNE 28, 2023.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
- SOURCE OF RECORD TITLE: RELEASE OF ALL CLAIMS AND STIPULATION IN FAVOR OF WILLIAM LIONBERGER, RECORDED IN MISCELLANEOUS BOOK 32, PAGE 419 IN THE HANCOCK COUNTY, ILLINOIS, RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATION:

TO: WILLIAM H. LIONBERGER, PROPERTY

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094

PROJECT NO: 2023-140

ROYCE P. JONES,
IL. PROFESSIONAL LAND SURVEYOR NO. 035-003844

DATED: JUNE 29, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

JONES SURVEYING & ENGINEERING CORP.

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06.29.2023

Job Number

2023-140

Sheet Number

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